

DRAFT

MINUTES

**CITY OF IMPERIAL BEACH
DESIGN REVIEW BOARD COMMITTEE**

**REGULAR MEETING OF THE DESIGN REVIEW BOARD OF
THE CITY OF IMPERIAL BEACH
City Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 91932**

THURSDAY, JULY 21 , 2011

4:00 P.M.

In accordance with City policy, all Design Review Board meetings are recorded on tape in their entirety and the tapes are available for review in the City of Imperial Beach, City Clerk's Office. These minutes are a brief summary of action taken.

1.0 CALL TO ORDER

CHAIR NAKAWATASE called the meeting to order at 4:10 p.m.

ROLL CALL

BOARD MEMBERS:

Shirley Nakawatase - Chair
Janet Bowman
Daniel Lopez
Harold Phelps
Tom Schaaf

PRESENT: Nakawatase, Bowman, Lopez, Phelps

ABSENT: Schaff

STAFF PRESENT: Jim Nakagawa, City Planner
Elizabeth Cumming, Assistant Project
Tina Barclay, Recording Secretary

2.0 CONSENT CALENDAR

VOTE TO APPROVE CONSENT CALENDAR ITEM NO. 2.1.

AYES: Nakawatase, Lopez, Phelps
ABSTAIN: Bowman
NOES: NONE
ABSENT: Schaff

ITEM#2.0

3.0 BUSINESS FROM THE PUBLIC

None.

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 MIKE VANBUSKIRK, HITZKE CONSULTING (APPLICANT)/AMERICAN LEGION POST, BARBARA JACOBS (PROPERTY OWNER); DESIGN REVIEW (DRC 110018) FOR THE DEMOLITION OF A SINGLE FAMILY RESIDENCE, 6 ATTACHED RESIDENTIAL UNITS, AND AMERICAN LEGION POST, AND CONSTRUCTION OF A NEW MIXED-USE PROJECT THAT WOULD PROVIDE 30 RESIDENTIAL UNITS (29 AFFORDABLE SENIOR UNITS, 1 MANAGER UNIT) AND 3,600 SQUARE FOOT AMERICAN LEGION POST AT 1252 1268 PALM AVENUE AND 655 FLORENCE STREET (APNS 626-242-09-00, 626-242-23-00, 626-242-24-00). MF 1072

Staff Report:

Staff Nakagawa gave staff report. Proposing a multi unit facility. Rather than staying with current design of buildings in area, want to go a different direction since that area tends to be old and run down. Impressive design statement with this building. Fits in with criteria that DRB has put in with other projects. Landscape change – applicants proposed encroachment into CalTrans right of way, that would take a while to get approval – want to move this along – move the project north with grass line swale rather than trees. Final approval hasn't been given at staff level – want DRB's input.

Questions to Staff/Applicant:

Applicants Present: Michael VanBuskirk – Hitzke Development
Mohamed Zaki – M Zaki Design, Inc. (Landscape Architect)
Craig Abenillia – FoundationForForm (Architect)

Bowman: Senior housing – are there elevators for this? Can all of the elevators be accessed by all the tenants?

VanBuskirk: Yes

Bowman: Are the residences ADA accessible?

Vanbuskirk: Yes

Lopez: Do you have a LEED analysis.

Vanbuskirk: We are currently getting certified. It will be certified.

ITEM#4.1

Phelps: Open space for each of the units and common open space. Is there a standard/minimum that applies here?

Nakagawa: 300 sq ft per dwelling unit open space (balconies) in commercial zones 15% , theirs is at 14.6% which is close enough for us. On the 2nd floor there is a lounge area that is very large and impressive.

Phelps: 300 sq ft, break it down, ground floor area landscaped and the 2nd floor.

Zaki: Open space 3713 square, we are at 92% of required space.

Phelps: Outdoor private balconies/patios – how many units have them?

Abenillia: About 50% have balconies – most units that have balconies are off the bedrooms and/or bedrooms and substantial patio spaces off of the walkways.

Nakagawa: The only one that has more is the manager unit – it's a 2 bedroom.

Bowman: Bathrooms, bathtubs/shower combinations? Are there grab bars?

Abenillia: Yes, we are required to meet ADA standards – grab bars, turn around areas in bathroom and kitchen area.

Bowman: Tubs low?

Craig: Yes – ADA

Phelps: Parking – pavers for alley parking for users of the American Legion building and then standard asphalt or concrete on interior parking (32-33) spaces?

VanBuskirk: Asphalt

Phelps: Water quality requirements so rigid – will be able to meet that?

Nakawaga: Pavers in alley will meet that.

VanBuskirk: Grass swale will meet the rest.

Public Comments: None

Public comment: Closed

ITEM#4.1

Discussion:

Bowman: Concerns about parking – caregivers for seniors. Allowed 19 for American Legion and 30 for the residents. It's below what the normal requirement is.

Nakawatase: My feeling is that those spaces will be assigned spaces. The seniors will probably have some division between the Post and their spaces. I don't think the parking will be an issue – plenty of parking on Florence and Florida. Knowing that the 30 spaces will be sacred, the 19 plus the street parking should be fine.

Bowman: Other concern is noise, because it is a bar, and smoking. How will the residents be protected from noise and smoke?

Lopez: The patio area for the Post is far away from the residents – more than 25 feet. I don't see that as being an issue. The sound is somewhat level.

Phelps: I think there will be a way to work this parking out. Legion hours, not sure – but probably not 100% occupied. Won't be an issue.

Lopez: Applicant did a good job with the façade.

Nakawatase: So much that I like about this project. Only thing is no set back on upper level, but comparatively to what's around it, can really set the bar for what may come in. Lots of use of material and colors.

Lopez: Good architecture articulation.

Phelps: This fits with the Commercial Zoning Review and Palm Avenue Commercial Corridor vision. Entry into the City. Hopefully will set a precedent.

Nakagawa: Makes a nice statement on Palm – gateway to the City. Don't know how many sitting on the board when we had one other senior project on Imperial Beach Blvd – this project takes a forward step with something attractive.

**Motion by Lopez to accept project as submitted
Second by Bowman**

Discussion: None

AYES: Nakawatase, Bowman, Lopez, Phelps

ABSTAIN: None

NOES: None

ABSENT: Schaff

ITEM#4.1

5.0 INFORMATIONAL ITEMS/REPORTS

Elizabeth Cumming stated that because of budget cuts, the Façade Improvement Program has been put on hold, with exception of old projects that have been approved by the Design Review Board.

6.0 NEW BUSINESS: None

7.0 ADJOURNMENT

Chair Shirley Nakawatase adjourned the meeting at 4:43 p.m. on, July 21, 2011.

Approved

Shirley Nakawatase, DRB
Chairperson

Attest

Tina Barclay, Recording Secretary

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